



Perth Road, Wood Green, N22 5PX

£350,000

 **Coultons**

## PROPERTY SUMMARY

Set on the top floor (second floor) is this two double bedroom flat which has been converted from an end of terraced period property. Added benefits include an open plan lounge with fitted kitchen, a fitted bathroom, double glazing, gas central heating and comes with a lease with approximately 101 years remaining.

Perth Road is only a short walk to the vibrant shopping area of Wood Green with bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Wood Green Underground Station (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

In our opinion this property will be an ideal purchase for a first time buyer and is being sold on a chain free basis. Viewing is highly recommended.

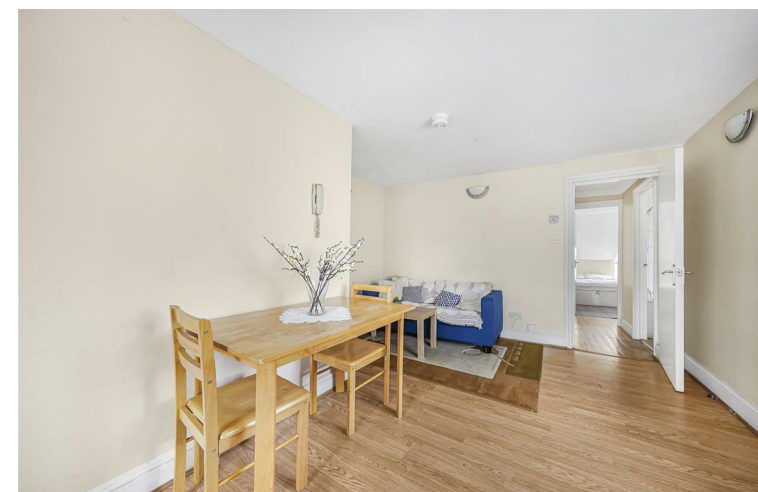
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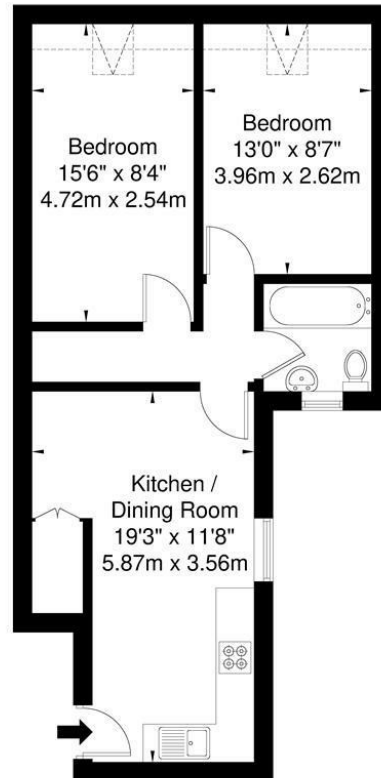


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Approximate Gross Internal Area = 49.2 sq m / 529 sq ft



 = Reduced headroom below 1.5m / 5'0"



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## LOCAL AUTHORITY

Haringey

## TENURE

Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 58      | 65                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

## OFFICE ADDRESS

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk